

OWNER'S STATEMENT

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

Record Owner:
Mammoth Lakes Housing, Inc., a California nonprofit mutual benefit corporation

By: Mark Maldonado
Mark Maldonado, Executive Director

9.27.06
Date

State of California

County of Mono

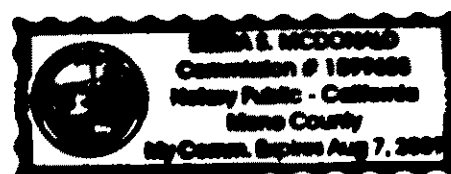
On September 27, 2006 before me,
Debra S. McDonald, Notary Public
a Notary Public in and for said County and State, personally appeared

Mark Maldonado

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Debra S. McDonald Debra S. McDonald
Notary Public (sign and print name)
My commission expires: Aug 7, 2009
County of my principal place of business: Mono

**NOTES AND DEFINITIONS**

This is a plan for a "Condominium Project" as those terms are used and defined in Title 6, Part 4, Division Second, California Civil Code.

- "Property" shall refer to all of the real property described in the legal description set forth hereon.
- The "Condominium Project" contains 24 residential "Units" numbered 1 to 24 and also contains the "Common Area", "Building Common Areas", "Association Common Area", and "Exclusive Use Common Areas" as designated herein.
- "Common Area" shall refer to all portions of the "Condominium Project" other than the "Units" and consists of the "Building Common Area" and the "Association Common Area".
- "Association Common Area" means and refers to "Association Common Areas" as designated herein (being a portion of Lot 1, as shown on the final map of "Aspen Village", Tract No. 36-233, For Condominium Purposes), and all improvements thereon including, without limitation, the private streets, entrance features, and landscaping, that is located within the Association Common Area. The Units, the Condominium Buildings and the Building Common Areas are not included in the Association Common Area. The earth beneath elevation 7821.50' and the sky above elevation 8062.56' are not included in the Association Common Area.
- "Building Common Area" means the ground ten (10) feet beneath and the airspace ten (10) feet outside of, surrounding and above the Condominium Buildings within the outside perimeter walls of each Condominium Building and porches to the extent that porches are within the outside perimeter of the Condominium Building as described herein. The Building Common Area includes, without limitation: outside perimeter walls, decks, balconies, bearing walls, columns, girders, ceiling joists, beams in vaulted ceilings, sub-floors, unfinished floors, roofs, and foundation; chimneys and flues; reservoirs, tanks, pumps, motors, ducts, and chutes; conduits, pipes, plumbing, wires, utility meters and other utility installations (except the outlets thereof when located within the unit), required to provide power, light, telephone, gas, water, sewage, and drainage; exterior sprinklers and sprinkler pipes.
- "Exclusive Use Common Area" or "EUCA" shall refer to those portions of the "Common Area" which are designated for the exclusive use by the owner of one or more "Units", but fewer than all "Units" and shall include:
 - "Hallway Area" shall refer to portions of the "Building Common Area" containing stairways and or hallways to access particular units. The exclusive use of these areas shall be reserved to the owner(s) of particular "Unit(s)" and designated by the letter "H" followed by the "Unit" number or numbers to which the hallway area is appurtenant.
 - "Deck Area" shall refer to portions of the "Building Common Area" designated for use as a deck. The exclusive use of these areas shall be reserved to the owner of a particular "Unit" and designated by the letter "D" followed by the "Unit" number to which the deck is appurtenant.
- "Unit" shall refer to the elements of the "Condominium Project" that are designed to be owned separately, and not in common, by the owners. Each of the "Units" and the numbers assigned to each "Unit" have been identified hereon.
- "Condominium Building" shall mean a residential structure containing "Units" and the "Building Common Area".
- For definitions of terms not otherwise defined on this Plan, refer to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements For Aspen Village at Mammoth Creek Condominiums establishing a plan of condominium ownership for the "Property" recorded on 11-32, 2006, as Inst. No. 2006-008550 of Official Records in the office of the Mono County Recorder.
- All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.
- All lines defining condominium ownership areas intersect at 90° unless noted otherwise.
- In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.
- The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.
- The location of the units as shown herein are based upon the planned locations as designed by Studio X Construction Documents, LLC, pursuant to architectural plans entitled "Aspen Village at Mammoth Creek" dated June 30, 2005 and are not the result of surveyed locations.

RECORDER'S CERTIFICATE

Document No. 2006-008550 filed this 30 day of Nov, 2006, at 1:06 P.M., in Book 2 of Condominium Plans at Pages 71-71C at the request of the Mammoth Lakes Housing, Inc.

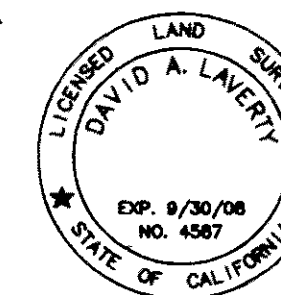
Renn Nolan
County Recorder

By: Debra VandeBrake
Deputy County Recorder

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 4 sheets correctly shows the boundaries of the land and relation to the units shown thereon. This is a Condominium Plan and accordingly, no structural analysis or design features were considered, nor were any design features reviewed for conformance with local building codes or ordinances.

Sept 11 2006
Date



David A. Lavery, L.S. 4587
Expires 9/30/08

LEGAL DESCRIPTION

Lot 1 of Tract No. 36-233 as recorded in Book 10, Pages ___ through ___A of Tract Maps, on file in the office of the County Recorder, Mono County, California.

CONDOMINIUM PLAN FOR
**ASPEN VILLAGE AT
MAMMOTH CREEK**
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-233
PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT
PAGES 101 THROUGH 101A.

SHEET 1 OF 4

